116.0	0010	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	702,300 / 702,300
					USE VALUE:	702,300 / 702,300
					ASSESSED:	702,300 / 702,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
266		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANKERS INGRID I/ TRUSTEE
Owner 2:	INGRID I DANKERS TRUST
Owner 3:	
Street 1:	16 KENNEY RD
Street 2:	
Twn/City:	MEDFIELD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02052 Type:

PREVIOUS OWNER

Owner 1:	DANKERS INGRID -
Owner 2:	-
Street 1:	16 KENNEY ROAD
Twn/City:	MEDFIELD
St/Prov:	MA Cntry:
Postal:	02052

NARRATIVE DESCRIPTION

This parcel contains .244 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Aluminum Exterior and 1300 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10609.000	185,500		516,800	702,300
Total Card	0.244	185,500		516,800	702,300
Total Parcel	0.244	185,500		516,800	702,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.23 /Parcel: 540.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75064

GIS Ref

GIS Ref

Insp Date 09/04/18

!9062!

PREVIOUS ASSESSMENT

Parcel ID 116.0-0010-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	185,500	0	10,609.	516,800	702,300		Year end	12/23/2021
2021	101	FV	179,000	0	10,609.	516,800	695,800		Year End Roll	12/10/2020
2020	101	FV	179,000	0	10,609.	516,800	695,800	695,800	Year End Roll	12/18/2019
2019	101	FV	163,500	0	10,609.	524,200	687,700	687,700	Year End Roll	1/3/2019
2018	101	FV	163,500	0	10,609.	391,300	554,800	554,800	Year End Roll	12/20/2017
2017	101	FV	163,500	0	10,609.	354,400	517,900	517,900	Year End Roll	1/3/2017
2016	101	FV	163,500	0	10,609.	339,600	503,100	503,100	Year End	1/4/2016
2015	101	FV	162,700	0	10,609.	287,900	450,600	450,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:24:20

LAST REV

Date	Time
09/27/18	17:18:33
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9062

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANKERS INGRID,	69032-350		3/21/2017	Convenience	1	No	No		
DANKERS IMANTS	51191-594		5/19/2008	Family	1	No	No		
	13426-396		4/1/1978		45,000	No	No		Y

USER DEFINED

Prior Id # 1:	75064
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	BS	Barbara S
12/17/2008	Measured	372	PATRIOT
5/6/2000	Inspected	264	PATRIOT
2/15/2000	Measured	263	PATRIOT
9/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10609		Sq. Ft.	Site		0	70.	0.70	5									516,789						516,800	

Total AC/HA:	0.24355	Total SF/SM:	10609	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	516,789	Spl Credit		Total:	516,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	268846
Depreciation:	83342
Depreciated Total:	185503

COMMENTS

EST BMT SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	1	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

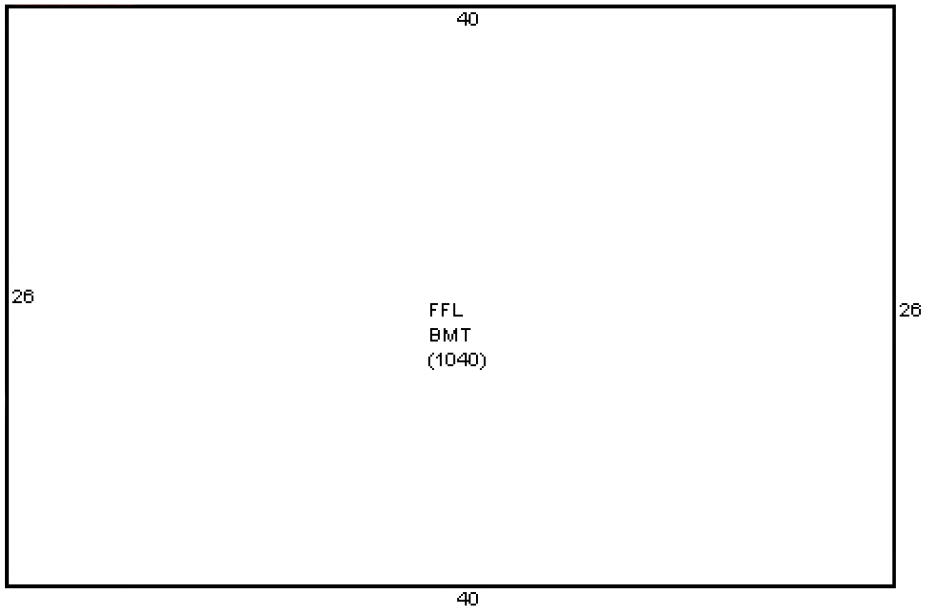
No Unit	RMS	BRS	FL
1	5	1	
Totals			
1	5	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	89.18
Final Total:	185500	Val/Su SzAd	178.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	47.080	48,960
FFL	First Floor	1,040	134.990	140,386
Net Sketched Area:		2,080	Total:	189,346
Size Ad	1040	Gross Area	2080	FinArea 1300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0010-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	FR	1970	0.00	T	49	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: